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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

VARIATION TO THE ZONAL DEVELOPMENT PLAN OF THE VGT Muda, Vijayawada for change of land use from industrial use to commercial use in Nidamanuru Village, Vijayawada Rural (M), Krishna District.

[G.O.Ms. .No. 441, Municipal Administration & Urban Development, 11th October, 2010.]

In exercise of the powers conferred by sub-section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Nidamanuru zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 236, Part-I, dated 20-05-2010 as required by sub-section (3) of the said section.

VARIATION

An extent of 1499.23 Sq.Mtrs site is falling in R.S.No. 122/6 of Nidamanuru Village, the boundaries for which are given in the Schedule below and which was earmarked for Industrial use in the Zonal Development Plan of Nidamanuru Zone, sanctioned in G.O.Ms.No. 244, M.A., dated; 27-04-2000 is designated for Commercial use as shown in Modification to Zonal Development Plan vide M.Z.D.P. No. 20/2009/Nidamanuru/Vijayawada which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, subject to the following conditions :-

- that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

- (c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (d) the change of land use shall not be used as the proof of any title of the land.
- (e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (f) the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- (g) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.
- (h) the applicant shall maintain additional front setback of 3 mtrs in addition to required setbacks in case if there are no service roads.
- (i) the applicant shall handover of road affected portion i.e., 98.66 Sq.Mtrs. to local authority on free of cost before obtaining building permission from the authority.

SCHEDULE

North : Existing 100'-0" N.H-5 wide Nidamanuru Village.

South : Site falling in R.S.No. 122 (P) of Nidamanuru Village.

East : Site falling in R.S.No. 122 (P) of Nidamanuru Village.

West : Site falling in R.S.No. 122 (P) of Nidamanuru Village.

VARIATION TO THE MASTER PLAN OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM RECREATIONAL USE ZONE TO RESIDENTIAL - CUM - COMMERCIAL USE ZONE IN KHANAMET VILLAGE, SERILINGAMPALLY MANDAL, R.R. DISTRICT.

[G.O.Ms. .No. 447, Municipal Administration & Urban Development, 12th October, 2010.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan Cyberabad Development Authority Area, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.254, Part-I, dated 03-06-2010 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.No. 35 of Khanamet Village, Serilingampally Mandal, R.R. District to an extent of Ac. 0.33 gts., which is presently earmarked for Recreational use Zone in the notified Master Plan of Cyberabad Development Authority Area is designated as Residential - cum - Commercial Use Zone, **subject to the following conditions :-**

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.

4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P.Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner / applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. that the applicant shall leave buffer zone along tank as per G.O.Ms.No. 86, MA, dated: 03-03-2006.
14. that the applicant shall obtain / submit NOC from the Collector, before applying for development permission to GHMC. (as land is surrounded by Government lands)

SCHEDULE OF BOUNDARIES

North : Sy.No. 41 of Khanamet Village.

South : Existing 40'-0" wide B.T. Road and Sy.No. 41 of Khanamet Village.

East : Sy.No. 41 of Khanamet Village.

West : Sy.No.36 of Khanamet Village.

T.S. APPA RAO,

Principal Secretary to Government (UD).

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